

DRAFT RELOCATION IMPACT REPORT

(Form #)

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**State of California
Department of Transportation
DRAFT RELOCATION IMPACT REPORT**

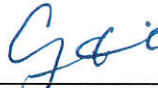
4- to 6-lane freeway
Madera County, CA
Madera 41 South Expressway
06-MAD-41-R1.5/12.0

SUMMARY OF RELOCATION IMPACT REPORT:

For the proposed 4- to 6-lane freeway project on State Route 41 (SR 41) in Madera County, Alternative 4 will have the greatest impact on the residential sector with 4 residential displacements and the greatest impact on the non-residential sector with 26 displacements. Alternative 2 will impact 3 residential properties due to the project-restricted access on SR 41. If the access to these properties is restored, then Alternative 2 would not have any residential impacts.

Project-specific factors are expected to present challenges to the project team and those being displaced. Some characteristics of the project, such as elderly and disabled displacements needs, and financial constraints in the residential and commercial sectors, will require careful planning. The many approaches outlined in this report, mostly notably providing relocation planning services for some complex businesses, the elderly and the disabled, will ensure relocation impacts are minimized where possible.

The undersigned has completed this report of the above-referenced project and recommends approval of the report.



CYNTHIA WILLEMS, Right of Way Agent

The undersigned has reviewed and approved this report.



PAULA PADEN, Senior Right of Way Agent

Distribution: Original File

c: Region/District R/W Manager	Project Manager
Region/District R/W Branch Managers	Environmental Planning Branch-Design

Attachments:

Project Map
Displacement Map
Replacement Map

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SUMMARY AND PROJECT DATA**A. Purpose of Study:**

The purpose of this study is to provide the California Department of Transportation (Caltrans), local agencies and the public with information on what effect the proposed 4- to 6-lane freeway project would have on the residential and non-residential occupants within the proposed project alignments. Specifically, this report is concerned with potential impacts that may be caused by the displacement of existing structures and their occupants.

B. Limits and Purpose of Project:

The project is located in Madera County, near Madera, on State Route 41 (SR 41), from 0.3 mile south of the Avenue 11 undercrossing to 0.4 mile north of Road 208/Route 41 Freeway. Existing SR 41 is a 4-lane freeway facility south of Avenue 10 ½ that transitions to a 2-lane limited access highway at Avenue 12 and continues through Route 145 to Road 208.

The purpose of the SR 41 freeway corridor study is to identify a route for future transportation projects that will improve mobility going north and south through Madera County, connecting Fresno and Madera counties. Future facility improvements would:

- Provide adequate capacity for the regional movement of people and goods.
- Enhance the local circulation network that would accommodate local development and provide consistency with existing and planned local and regional development.
- Improve accessibility and provide shorter travel times between Fresno and Madera counties.
- Improve safety through the corridor.

C. Description of Alignments Studied (Alternatives 2 and 4 and the No-Build Alternative):

There are two build alternatives and a no-build alternative under consideration.

Alternative 2: East Alignment

The freeway alignment for this alternative would run west of the existing route north of Avenue 12. The freeway would go through fallow fields to roughly Avenue 14 where the alignment would cross the existing highway and then head to a point roughly 1,100 feet east of the existing alignment. As with the other build alternative, the alignment would then veer back toward the existing alignment of SR 41 and run roughly 250 feet east of the existing alignment just prior to Route 145. In addition, interchanges are proposed with SR 41 at Avenue 12, Avenue 15, and Route 145; an at-grade intersection is proposed at Road 208.

The proposed local road network would be similar to that identified in the adopted alignment alternative, except that less of the existing route would be available for use as a local arterial. Construction staging, including detours, would be necessary at conforms and areas that overlap with the existing highway. A total of four structure locations are anticipated. Swales and basins constructed along the highway alignment and interchange areas would be used to accommodate roadway drainage.

Alternative 4: Existing Alignment

This alternative would use most of the existing highway corridor and existing right-of-way. The proposed local road network would be constructed entirely to the west of the existing highway to facilitate a 4- to 6-lane highway. Construction staging, including extensive detours, would be necessary for this alternative due to the work overlapping with the existing highway.

No-Build Alt: No-Build Alternative

A no-build alternative was also considered. This alternative would not address the purpose and need of the project or correct any existing deficiencies.

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A project map outlining the general boundaries of the Madera 41 corridor project is provided in Appendix A.

- I. Is there a "core" corridor common to all alternates? Yes ☒ No ☐ Explanation or comments:

A "core" corridor is common to all alternatives because all of the alternatives share the same corridor with north SR 41. All alternatives begin 0.3 mile south of Avenue 11 and end at 0.4 mile north of Road 208. With Alternative 2, the existing land use is mainly agricultural land that is expected to be acquired. Alternative 4 has the greatest impact with potential displacement of single-family residences and existing commercial, industrial, and manufacturing businesses.

D. Basis of Findings:

Sources used in preparing this report were primary and secondary in nature: public agencies, PSR, U.S. Census Bureau Statistics, field surveys, Multiple Listing Services, public documents, and internet resources.

E. Describe the Displacement Area:

Madera County sits in the geographic center of California, in the heart of the Central Valley and the Central Sierra. It is bordered on the north by Chowchilla River and on the south by the San Joaquin River. The county includes some of the richest agricultural land in the nation. Agriculture is the largest industry employer in the county. In the future, manufacturing, services, and the government are the industries expected to provide the most jobs in Madera's economy.

The project area is mostly rural, with fallow fields, agricultural lands, and isolated commercial and residential development. Most of the displacement area is between Avenue 12 and Avenue 15. Private access roads directly off of SR 41 for farming, commercial businesses and residential use could potentially be impacted by the Madera 41 corridor.

Alternative 2 consists mainly of farming/agricultural areas, with potential impact to a few single-family residences. The project will indirectly impact multiple parcels (not identified at this time) by restricting their access to SR 41 after the project is completed. Parcel types consist of agricultural, commercial and single-family residential.

Alternative #4 will directly impact a line of industrial, manufacturing and commercial businesses, as well as a few single-family residential (SFR) homes along the corridor. It is anticipated enough replacement single-family residential housing will be available for relocation. Businesses impacted by the project appear to be in compliance with allowable land uses as specified by Madera County. A field inspection identified the following business types that will be impacted by Alternative 2: Chevron gas station, Americuts, Summer Peck Ranch Fruit Stand & Winery, Al's Auto Sales, Lucina's Sewing, Storage/business units, Garden Pottery, Encore Fine Cabinetry, Foothill Greenhouse & Garden Supply, Mike's RV Center, Fresno Marine & Performance, Bullet Fiberglass, R&C Foods, Ranchos Auto Sales, West Coast Trailer, California Solar, J&M Floor Covering, Affordable Automatic Gates, Cart Addictions Madera Hobby, Spencer's Firearms, Cart Addictions, JH Sanders Sales & Leasing, RV' 4 Less, Renaissance General Restoration, Ashjian's Olives/SFR and Fabwork. The ability of the businesses to rebuild and/or reestablish in the Bonadelle Ranchos #9 area is highly unlikely, but the businesses could potentially relocate to the surrounding areas. The County of Madera has approved future development plans for the area surrounding Bonadelle Ranchos #9; the plans show proposed commercial-zoned areas. The Madera County-approved growth area could become potential areas for reestablishment. At this time, potential reestablishment areas are Madera Ranchos along Avenue 12, Rolling Hills along Route 41 south of Avenue 12, and in the city of Madera. It appears all of the businesses/parcels that will be required with this alternative will be provided relocation assistance benefits.

F. Estimated Displacement Units by Alignment:

The following include a breakdown of residential and business displacements by alignment based on site visits, U.S. Census data, Landvision, and online research.

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Residential Displacements:

Residential displacements are categorized in Table 1. Madera County has an average of 3.37 persons per household. Alternative 4 will cause the most displacements, with an estimated 4 units impacted, totaling approximately 13.48 displaced persons.

Table 1: Estimated Residential Displacement by Unit	Alt 2	Alt 4	No-Build
Owner Occupants of Single-Family Residences:	2	3	0
Tenant Occupants of Single-Family Residences:	0	0	0
Tenant Occupants of Multiple-Unit Residences:	0	0	0
Owner Occupants of Mobile Homes:	0	0	0
Tenant Occupants of Mobile Homes:	1	1	0
TOTAL RESIDENTIAL UNITS:	3	4	0
Owner/Tenant Impact Ratio	50% Owner 50% Tenant	75% Owner 25% Tenant	
TOTAL PERSONS: (3.37 persons per household)	10.11	13.48	0

Source data from Table 1 came from U.S. Census Bureau and agent field research, August 2015

Non-Residential Displacements:

Non-residential displacements were grouped into four categories: Commercial, Industrial/Manufacturing, Nonprofit Organizations, and Agricultural/Farms. "Commercial" includes retail stores, auto-related services, professional services gas stations, and similar businesses. "Industrial/Manufacturing" includes warehouses, manufacturing operations, storage units and similar businesses. "Nonprofit Organizations" are not going to be displaced under either of the two build alternatives. "Agricultural/Farms" includes multiple agricultural properties that will be affected, but in the after condition will still be able to operate once ingress and egress is established (at completion, the project will have controlled access). A farm storage building has been estimated for potential reestablishment, as it could be affected by the project's access restriction once the project is completed.

Table 2: Non-Residential Displacements	Alt 2	Alt 4	No-Build
Commercial Businesses:	1	20	0
Industrial/Manufacturing Businesses:	0	7	0
Nonprofit Organizations:	0	0	0
Agricultural/Farms:	1	1	0
TOTAL UNITS:	2	28	0

Source data from Table 2 came from Google Earth and agent field research, August 2015

Other:

Another impact considered a "displacement," but not fitting into the above categories, is the moving of personal property owned by individuals leasing space in storage units in the project area. At this time, it is not known how many units are rented as storage units. The move of personal property would be required as the result of acquisition, in full, of a storage facility that is in the project area. Per state and federal statutes, persons affected by personal property moves would be eligible for moving expenses under the agency's Relocation Assistance Program.

G. Type of Residential Displacement Improvements:

Table 3 shows the various forms of residential displacements occurring on the project. "Single-Family Residence" includes any stand-alone, detached home, a typical accommodation for one family or one household. Multi-family residences have been separated into two categories with "Multi-Family Residences" (4 or more units) representing apartment buildings or condominiums and "Multi-Family Residences" (2 or 3 units) being duplex or triplex units. Information on "Sleeping Rooms/Shared Quarters," defined as an individual or individuals occupying a dormitory-style dwelling wherein there is shared use of common facilities and utilities, will be identified in the project Final Relocation Impact Report, once occupant interviews are conducted. The following information was gathered through site visits.

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Table 3: Residential Displacements	Alt 2	Alt 4	No-Build
Single-Family Residence	2	3	0
Duplex/Triplex (Multi-Res)	0	0	0
Apartments (Multi-Res) 4 or more	0	0	0
Sleeping Rooms/Shared Quarters	1	1	0
Mobile Homes	1	1	0
Total Units	4	5	0

Source data from Table 3 came from agent field research, August 2015

H. Adequate Relocation Resources Exist for:

Adequate relocation resources exist within a 15-mile radius of Madera County for:

- Residential owner
- Residential tenants
- Businesses
- Agriculture
- Mobile homes

The replacement area neighborhood studied (shown in Appendix B, Replacement Area Map) is defined by a 15-mile radius from SR 41 and Avenue 14½ in Madera County. The replacement area includes all of the County/City of Madera as well as the communities of Fresno, Clovis, and several other rural neighborhoods that have a supply of replacement Single-Family Residential units as well as comparable commercial sites available for the project displacees.

1. The relocation areas are comparable in terms of amenities, public utilities, and accessibility to public services, transportation and shopping..... Yes ☒ No ☐

Public amenities such as all varieties of utilities and access to public transportation and major commercial outlets are comparable to the displacement neighborhoods.

2. The relocation resources are affordable to residential displacees given the use of replacement housing payments.

The average lease amounts surveyed in the replacement area are estimated to range from \$500 to \$1,100 for multi-family residential housing and \$600 to \$2,400 for single-family units. This is consistent with project area rents. Caltrans will provide relocation assistance payment and counseling to the Madera 41 corridor project occupants in accordance with the Uniform Act and Relocation Assistance Program. This act was created to provide protection and assistance services to people who have properties that are being acquired, and those being relocated, in the event a displacement is required. Relocation benefits offered under the Uniform Act include advisory services for assistance in the move process, a replacement housing payment, payments for moving expenses, and assistance with closing costs on replacement housing.

Homeowners may qualify to receive a price differential payment, reimbursement for non-recurring costs incidental to the purchase of the replacement property and an interest differential if the interest rate for the loan on the replacement dwelling is higher than the loan rate on the displacement dwelling, subject to certain eligibility requirements. The statutory maximum combination of these three supplemental payments that the owner can receive is \$31,000. If the total entitlement is in excess of \$31,000, there is a Last Resort Housing Program that will be used.

Tenants may qualify to receive a rental assistance payment (RAP). This payment is made if the cost to rent a comparable decent, safe and sanitary replacement dwelling will be more than the present rent of the to-be-displaced dwelling. As an alternative, if the tenant is eligible for a RAP, the tenant can elect to use the RAP for down payment assistance to purchase a replacement home and/or payment of certain costs incidental to the purchase of the replacement property. If the total entitlement is in excess of \$7,200, there is a Last Resort Housing Program that will be used.

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All benefits and services will be provided equitably to all residential and business displacees without regard to race, color, religion, age, national origins and disability as specified under Title VI of the Civil Rights Act of 1964.

3. There are no public projects in the area that will displace other families or make additional housing available concurrently with the subject project.
4. The State's relocation program is adequate to successfully relocate all displacees.
Based on the scope of relocations associated with the Madera 41 corridor project, the Caltrans Relocation Assistance Program is adequate to successfully relocate the residential and commercial displacees. Implementation strategies should be put in place to accommodate the volume of relocations anticipated in the commercial sector, particularly. Non-residential occupants typically incur intangible losses such as neighborhood visibility, local clientele and other factors that are non-compensable within the Relocation Assistance Program. Because of the volume of non-residential parcels affected by the project, losses resulting from these non-compensable concerns should be anticipated. These losses notwithstanding, the Relocation Assistance Program will be well-equipped to address the volume and complexities of non-residential displacements outlined in this report.
5. There is special/significant relocation problems associated with this project.
With Alternative 4, there will be relocation/reestablishment of a Chevron gas station. There are existing gas stations that this business could purchase/relocate to. If this gas station chooses to rebuild, this could cause a longer reestablishment time due to all the restrictions/permits/zoning required for reestablishment, which could become an issue.
6. The Last Resort Housing Program payments will be utilized to relocate residential households being displaced.
The Caltrans Relocation Assistance Program assures that no residential occupant will be displaced without adequate, decent, safe, sanitary, comparable and functionally equivalent replacement housing being made available.

Relocation payments exceeding the \$7,200 and \$31,000 statutory limits are anticipated. Also, Last Resort Relocation Payments are expected less with owner displacees, which make up about 60 percent of the project, and expected more with tenants, which make up about 40 percent of the residential units.
7. The construction of replacement housing under the Last Resort Housing program will be utilized as follows:
Construction of replacement housing is not warranted because sufficient resources exist in the replacement area to relocate the potential residential displacees to comparable replacement housing. Typically, this approach is used when either (a) there is an insufficient supply of adequate, decent, safe, sanitary, comparable, and functionally equivalent replacement housing available, or (b) it is expeditious from a program management perspective to do so. At this time, neither of these options is a concern, and therefore the construction of replacement housing is not anticipated.
8. A Field Office will not be required for this project.
Based on the number of displacements anticipated for this project, a field office is not recommended. Personal visits from the project's relocation agent with residents and businesses may prove more valuable.

DETAILED ANALYSIS:**I. DISPLACEMENT AREA****A. Residential Displacements:**

- Residential displacements will occur in the project corridor. The displacement area lies entirely within Madera County. The area contains mostly agricultural parcels, with single-family homes located on 2+-acre lots, generally representing a median-income demographic. It is assumed that there are more owners than tenants. Some main home sites with a Single-Family Residence and Mobile Homes are used as residences for

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seasonal farm workers. Most of these dwellings are more than 25 years old and have been lived in for their entire life span. No vacant homes were noted in the project area.

B Business and Manufacturing Displacements

Business displacements are noted in the following tables and analyzed from multiple perspectives. Table 4 shows the types of businesses being displaced. Note the absence of government and nonprofit organizations and the impact Alternative 4 will have on construction, manufacturing, retail and services.

1 Number of businesses directly impacted by the project:

Table 4: Type of Business	Alt 2	Alt 4	No-Build
Construction	0	1	0
Manufacturing	0	3	0
Retail	1	18	0
Government	0	0	0
Nonprofit	0	0	0
Service	0	4	0
Total	1	26	0

Source data from Table 4 came from agent field research, August 2015

2 Age of business:

Table 5 indicates how long each operation has been in business to provide some understanding of the viability and stability of businesses present in the project area. Though the data is limited, field research and analysis from the Better Business Bureau indicate that a relatively even distribution of older and newer businesses are present in the project area. Alternative 4 would result in the greatest direct impacts on businesses.

Table 5: Age of Displaced Business	Alt 2	Alt 4	No-Build
1-3 years	1	7	0
4-7 years	0	10	0
8-15 years	0	4	0
Over 15 years	0	5	0

Source data from Table 4 came from agent field research, August 2015, www.bbb.org

3 Estimated number of employees

*Over 500 = No reestablishment payment.

Table 6 shows the number of potential business employees affected by businesses being displaced and relocated. All of the impacts would be to small employers, those keeping 1-20 employees on staff. Most of the affected businesses are retail. No business with 500 employees or more would be affected.

Table 6: Number of Employees	Alt 2	Alt 4	No-Build
1-20	1	26	0
21-100	0	0	0
100-500	0	0	0
*Over 500	0	0	0

Source data from Table 6 came from agent field research, August 2015

4 The number of businesses affected by the project that are assumed to be minority-owned would be known after interviews have been done.

The findings will be disclosed in the Final Relocation Impact Report.

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5. Number of the different type of facilities:

Table 7 provides general zoning and regional data for the types of businesses being displaced. Industrial parks are the largest facility type affected under Alternative 4. A few single structures and one commercial strip will also be impacted by Alternative 4.

Table 7: Type of Business Facility	Alt 2	Alt 4	No-Build
Strip Commercial	0	1	0
Small Shop-Center	0	0	0
Regional Center	0	0	0
Single Structure	1	3	0
Mixed Residential	0	1	0
Industrial Park	0	21	0
Low Rent Area	0	0	0

Source data from Table 7 came from agent field research, August 2015

C. Agricultural Impact:

Alternatives 2 and 4 both affect agricultural land along SR 41 in Madera. Alternative 2 affects about 129.97 acres of agriculture land. The 129.97 acres is about 5 percent of the farmland impact (2,612.61 acres) identified with the construction of the transportation corridor alignment for the SR 41 project. Alternative 4 affects about 91.95 acres of agricultural land. The 91.95 acres make up about 3 percent the farmland impact (2,885.39 acres) identified with the construction of the transportation proposed corridor alignment for the SR 41 project.

1. Type of agriculture:

Table 8: Type of Agriculture	Alt 2	Alt 4	No-Build
Row Crops	0	0	0
Trees	4-Part	4-Part	0
Livestock	0	0	0
Other	11-part	6-Part	0

Source data from Table 8 came from agent field research, August 2015, Landvision

II. REPLACEMENT AREA:**A. Description of Replacement Area:**

The County of Madera and the County of Fresno would be suitable replacement area to accommodate displacees. Fresno is the fifth largest city in California. Centrally located, Fresno is the financial, industrial, trade and commercial capital of the Central San Joaquin Valley. With a population of more than 942,000, Fresno offers the best of urban amenities and opportunities with the unique charms and easy living of small towns. The community boasts many amenities that provide a first-rate quality of life for residents. The County of Fresno has numerous parks, including regional parks, neighborhood parks, action sports facilities, play structures and golf courses.

Fresno County has a diverse labor force. Most employment in the Fresno County area is led by the following industries: agriculture, forestry, fishing and hunting, educational services, health care and social assistance, public administration, and retail trade.

1. Housing Characteristics and Demographics:

Demographic and housing characteristics for the replacement area are shown in Tables 9 and 10. Table 11 shows the industry employment breakdown for the replacement area (U.S. Bureau of Labor Statistics data). Fresno County is currently experiencing an unemployment rate of 11.1 percent, compared to the 5.3 percent national average.

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Table 9: Demographic and Housing Characteristics for Fresno County	
Population:	
Total Population, 2013 estimate	956,102
Household, 2009-2013	289,811
2013 Population by Race	
White	77.4%
Black or African American	5.9%
American Indian and Alaska Native	3.0%
Asian	10.5%
Native Hawaiian and Other Pacific Islander	0.3%
Two or More Races	2.9%
Hispanic or Latino	51.6%
White alone, not Hispanic or Latino	31.4%
Population by Education	
High School Graduate or higher, % of persons age 25+, 2009-2013	73.1%
Bachelor's Degree or higher, % of persons age 25+, 2009-2013	19.6%
2013 Income Figures	
Median Household Income	\$43,925
Housing	
Owner/Renter Occupied (%)	56/44
Average Household size	3.0
Median House or Condo Value	\$185,200

Source data was derived from the U.S. Census Bureau website: www.factfinder.census.gov, August 2015, Fresno County website: www.co.fresno.ca.us, August 2015, and City-Data.com: www.city-data.com/county/Fresno_County-CA.html

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Table 10: Demographic and Housing Characteristics for Madera County	
Population:	
Total Population, 2013 estimate	152,165
Household, 2009-2013	42,516
2013 Population by Race	
White	86.2%
Black or African American	4.0%
American Indian and Alaska Native	4.6%
Asian	2.5%
Native Hawaiian and Other Pacific Islander	0.3%
Two or More Races	2.4%
Hispanic or Latino	55.7%
White alone, not Hispanic or Latino	36.4%
Population by Education	
High School Graduate or higher, % of persons age 25+, 2009-2013	68.5%
Bachelor's Degree or higher, % of persons age 25+, 2009-2013	13.6%
2013 Income Figures	
Median Household Income	\$45,625
Housing	
Owner/Renter Occupied (%)	57/43
Average Household size	3.37
Median House or Condo Value	\$174,700

Source data was derived from the U.S. Census Bureau website: www.factfinder.census.gov, August 2015, www.censusreporter.org, September 2015

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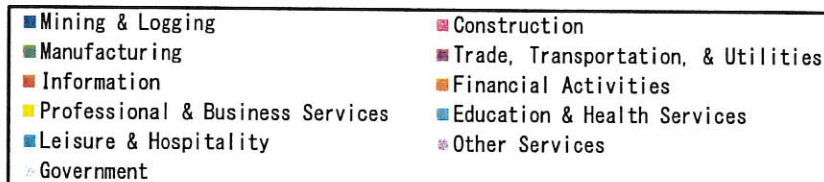
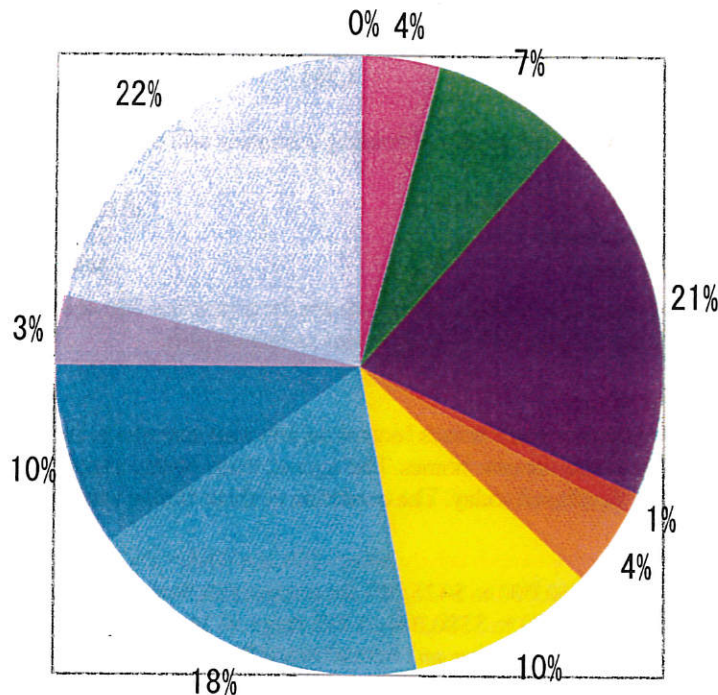
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Table 11 data was taken from the U.S. Bureau of Labor Statistics for Fresno, effective June 2015. As seen in the pie chart, the government sector (22 percent), trade, transportation and utilities sector (21 percent), and education and health services sector (18 percent) are the largest demographic areas of employment; the smallest demographic area of employment is made up of the mining and logging sector (0 percent) and the information sector (1 percent).

Table 11: Employment Demographics for Fresno County

Source data for table 11 came from the U.S. Bureau of Labor Statistics website
http://data.bls.gov/cgi-bin/print.pl/eag/eag.ca_fresno_msa.htm

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A replacement housing research survey was conducted during August 2015 to determine the market availability of "for sale" and "for rent" properties in Fresno and nearby communities. No mobile home parks are being displaced by the project. Standard property listings were used in an attempt to locate properties that would be used as replacement sites. The numbers below reflect the types of properties available at the time of the search. These numbers represent the potential number of available replacement sites; they do not ensure future availability at the time of actual displacement.

1. Housing stock (as of August 2015):

Number of Single-Family Residences: 1,061
 Number of Multiple-Family Units: 279
Total Housing units (a+b): 1,301

As indicated above, an adequate supply of housing resources will be available for project displacees.

2. Vacancy rate expressed as a percent:

	<u>For Rent</u>	<u>For Sale</u>
Single-Family Residences	23%	77%
Multiple-Family Units	54%	46%

*Note that the percentage breakdowns above are for properties that are "for sale" and "for rent" for all the available single-family and multi-family rental units available.

3. Housing characteristics:

This project will impact ranch homes located on lots with acreage in the Bonadelle Ranchos #9 Subdivision, which contains medium-income homes. The ages of these homes range from homes built in early the 1990s to homes still being developed today. The condition of these homes varies from excellent to good.

4. Average prices of typical single-family homes that are DS&S for the displacement properties:

Listings range from \$260,000 to \$425,000 for comparable homes in the area. Recent home sales in the area have ranged from \$250,000 to \$380,000. A full range of housing opportunities exists in and around Madera/Fresno County. Executive and normal rental houses are also available in this rural area.

B. Business and Nonprofit Replacement:**1. Number of business sites that will be for rent or purchase:**

A survey of available commercial sites was performed to evaluate the resources available for the main industry-type of businesses likely to be displaced by the project. Because most business owners likely intend to relocate as close to the immediate project area as possible, this analysis focused on the commercial sectors of Madera County and adjacent areas. Table 12 shows the available units for lease and sale in the replacement area by current use.

Table 12: Availability of Commercial Lease and For-Purchase Properties Use			
	Alt 2	Alt 4	No-Build
Construction	N/A	N/A	N/A
Manufacturing	N/A	44	N/A
Retail	N/A	48	N/A
Government	N/A	N/A	N/A
Nonprofit	N/A	N/A	N/A
Service	N/A	17	N/A
Total		109	

Source: www.loopnet.com, August 2015

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2. Discuss difficulties the businesses may encounter in finding replacement property because of:

As businesses consider the various obstacles to overcome in finding a replacement site, limitations on location, proper zoning and neighborhood demographics are of primary concern. There are a number of business types that typically have a greater challenge in finding adequate replacement sites because of the nature of their businesses. Such businesses could include a gas station, retail stores and fruit stands.

a. Replacement site requirements:

At this time, we do not foresee any issues with replacement sites for some of the current businesses identified. Certain business types typically have a greater challenge in finding adequate replacement sites because of the nature of their business. Such businesses could include a gas station and locally owned fruit stands.

b. Lease rates or purchases price:

The most obvious difficulty in the current real estate and economic environment is that traditional financing for large and small commercial enterprises is very difficult to qualify for. Should the only option for a replacement site be one that is for sale, that particular business may have a great challenge acquiring sufficient financing to make the purchase.

c. Financial capacity of the businesses to accomplish the move:

One of the most challenging aspects of the current economic situation is the effect on employment and therefore consumer spending. Business operations such as jewelry shops, auto dealerships, antiques dealers and the like are going out of business on almost a daily basis nationwide.

It is not difficult to see, therefore, that cash reserves and lines of credit are often no longer available to local businesses in times of financial trouble. The strain also continues as these types of reserves are used to absorb labor costs to keep employee payroll current while revenues are down. The problem will compound when a business is being relocated and finds itself needing to spend additional funds not covered in the Relocation Assistance Program to reestablish itself in its new location. Early relocation payments and advanced move planning will help in mitigating these losses.

d. Special services that may be needed to assist businesses relocate:

In the current business financing climate, businesses will need to think creatively, and agencies may need to provide incentives to avoid a substantial impact to certain businesses being displaced. Organization, effective planning, and experienced agent assistance in the move process will help mitigate costly mistakes, help determine the appropriate relocation sites, and maximize the benefits available in the Relocation Assistance Program. Taking additional care in the site-searching process can be particularly useful if the relocation agent is able to find exceptional values on lease rates or purchase prices for particular businesses in the relocation process.

Agencies can assist in mitigating business impacts by allowing for appropriate variances on business use and facilitating expedient processing of needed licensing and permitting. Providing a variety of referral resources of highly trained moving specialists, finance brokers, business planners, and government small business assistance organizations could help the move process as well.

Another means of assisting businesses will be in developing active relationships with experienced commercial brokers and lenders. Knowledge of the local market and understanding the ever-changing real estate financial scene will be particularly important in providing advisory services to business owners contemplating business relocation options. The severity of impacts the current business and commercial loan market is having on large and small businesses alike is significant.

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5. Section 8 rental limits:

There are no confirmed Section 8 residents on the project, but this possibility is expected to be better understood once the project's Final Relocation Impact Report is completed.

6. Replacement neighborhood is homogeneous to displacement area..... Yes ☒ No ☐**7. General condition of displacement neighborhood:**

As discussed previously, the condition of the displacement neighborhood is good, with most homes being in the median percentage of value compared to many of the area's neighbors in the Madera County and Fresno area. Crime rates in City of Fresno are average rated, same as the crime rates for Madera County.

8. Condition of units being displaced: Very good ☐ Good ☒ Average ☒ Fair ☐ Poor ☐**9. Compared to condition of units in replacement area:** Very good ☐ Good ☒ Average ☒ Fair ☐ Poor ☐**10. Number of mobile home parks directly impacted by the project:**

None.

11. Number of mobile homes directly impacted by the project:

There is one mobile home that will be potentially impacted by the project. Once the Final Relocation Impact Report is complete, a more definite answer can be given.

C. Comparative Data

Table 13 provides a summary of property data available in the project area and the replacement area, compared to the displacements present on the project. Many similarities exist between the areas but, because Fresno County seems to be more developed than Madera County, more relocation options will be available in Fresno. Madera could also provide enough replacement housing within its community, with developed areas and future planned development.

Table 13: Comparative Data for Project and Replacement Areas			
	Displacement Area	Project Area	Replacement Area
Total Housing Units	5	49,891	324,126
% Owner Occupied	75%	60%	56%
% Renter Occupied	25%	40%	44%
Total Housing Units Vacant	0	30	1,123
Vacancy Rate	11.63%	11.63%	8.26%
Housing Units for Sale	0	210	967
Housing Units for Rent	1	16	371
Persons per Household	3.37	3.37	3.18
Median Housing Value	\$182,200	182,200	\$195,400

Source data for Table 12 came from the website <http://www.factfinder.census.gov>, August 2015, www.zillow.com, August 2015, and agent field research, August 2015

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III. RELOCATION RESOURCES**A. Adequate Resources:**

Madera/Fresno demographic information provided by the Fresno Multiple Listing Service and commercial and residential resources from Zillow.com and Loopnet.com showed availability for commercial and residential inventory within 15 miles of the project area. The research also indicated that housing and commercial sites should be available throughout the duration of the acquisition and relocation process.

B. The replacement area chosen and used as a basis for relocation resources is:

The County of Madera and the immediate surrounding areas (Fresno, Clovis and other rural neighborhoods) have sufficient resources to absorb the project's displacement needs. If the resources of the immediate area permit, businesses prefer to relocate as close as possible to their existing location, and residential displacees prefer to remain in existing school systems and their immediate familial and cultural settings. This may be possible because of future planned housing divisions and the current market supply.

C. Market Availability:

Market availability is expected to remain adequate through the time of displacement. Residential rental and purchasing options are expected to remain available and amenable to incoming displacees.

In the commercial sector, businesses of all sizes and industries are making great efforts to secure new replacement sites to establish long-term lease agreements with unprecedented low rents and owner concessions. There is ample supply in the commercial sector within Fresno and Madera County.

IV. RELOCATION PROBLEMS AND PROGRAMS:**A. Relocation Problems:**

The Uniform Act includes a relocation assistance program that provides for an advisory service and monetary benefit program for individuals and businesses being displaced as a result of a public project. The advisory assistance program for individuals and businesses will assist in the relocation by discussing needs and preferences regarding the details of a move, explaining the rights and benefits available, and providing help in obtaining the monetary benefits for which individuals and businesses are eligible. Also, advisory assistance includes providing information on available replacement sites, including purchase and rental costs, and coordinating and educating landlords, property managers and other real estate professionals to help secure replacements properties.

The monetary benefits of the program for residential occupants include three types of payments available to eligible individuals being displaced from their primary place of residence: (1) a Replacement Housing Payment (RHP) to assist with the cost of either purchasing or renting a replacement dwelling, (2) payment of closing or incidental costs associated with purchasing a replacement home, and (3) a moving payment to assist with the relocation of personal property.

For businesses displacements, the Uniform Act allows for two broad categories of payment: (1) an actual move payment derived from a commercial bid process for the disconnection, move and reconnection of personal property, machinery and equipment, and a reestablishment payment not to exceed \$10,000 for specified expenses actually incurred through the reestablishment of the business, or (2) a fixed payment option in lieu of the actual move and reestablishment payments that is based on tax returns or income statements with a minimum payment of \$1,000 and a maximum of \$20,000.

With this backdrop in mind, the following is a synopsis of the obstacles and circumstances the agency may be required to address in implementing the relocation program. Special advisory assistance recommendations have also been provided, where appropriate, to maximize the wholeness of a business or individual while also minimizing disruption and loss as much as possible.

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1. Elderly Household:

Although personal interviews are not permitted during this phase of the project, research shows that 12.5 percent of the population in Madera County is elderly (persons over 65 years of age are considered elderly). Therefore it is probable that there will be elderly displacees involved. Compared to the working population, it is more likely that the elderly population could experience housing problems due to the burden of the cost of housing and their fixed incomes. Health issues may require modification to replacement housing to meet the standard of the Americans with Disabilities Act.

2. Low Income (30 Percent) and Poverty:

Research indicates that approximately 22.8 percent of the population of Madera County is below poverty level, per U.S. Census 2009-2013. Therefore, it is likely that low-income displacees will be encountered in this project. Prior relocation experience with low-income individuals has revealed that individuals with low income typically require higher relocation payments of Last Resort and greater assistance in finding replacement housing because of their financial limitations.

3. Last Resort Housing Construction:

Last Resort Housing guidelines are put in place at the federal and state levels to ensure that displacees who are suffering a hardship or unusual circumstances can successfully relocate from a public project. One of the means by which to accomplish this goal is for an agency to construct decent, safe and sanitary replacement housing where an insufficiency of such housing exists. The agency may also choose to do this as a cost mitigation measure to offset an unusually high relocation expenditure situation. Replacement areas noted in this report show reasonable assurance that all residential displacees on this project can be absorbed into these areas. Of course, not all displacees will choose to relocate within these areas, but an adequate supply of lower income housing exists to accommodate the project's needs.

4. Marginal Business:

Research indicates that most of the potentially affected businesses are small businesses having few than 20 employees. These smaller businesses generally have fewer financial and labor resources with which to implement their moves and could accordingly require more in-depth and creative advisory services. To provide such services, Caltrans would benefit from implementing advance move planning, establishing effective partnerships in the commercial leasing sector, emphasizing the need of its relocation staff to have a detailed and current understanding of local leasing trends and site availability, and providing references to capable moving companies and planners.

5. Lack of Availability:

At this time, it is assumed that adequate replacement housing will be available when the relocation process is underway.

6. Minorities:

The agency's role in providing high-quality translation services in both the acquisition and relocation programs for property owners and tenant interactions is critical. Appropriate training of relocation agents in relevant cultural factors will also assist the displacees in understanding and using the relocation benefits and services available to them.

7. Overcrowded Residence:

It is not expected that overcrowded displacees will be encountered within the displacement area. Overcrowded households have special replacement housing needs. Specifically, the relocation agent must be careful to ensure that referrals to replacement dwellings have an adequate number of bedrooms per applicable occupancy codes. Overcrowded displacement households may require larger replacement housing payments due to upgrades in the number of bedrooms that must be present in the replacement units to meet decent, safe, and sanitary standards. Replacement dwellings are considered decent, safe and sanitary when they provide adequate space to accommodate all occupants. Appropriate budget considerations must be given to this issue to provide decent,

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safe, sanitary, comparable and functionally equivalent replacement dwellings to displaced overcrowded households.

8. Handicapped:

We do not expect to encounter handicapped individuals, but it is possible. If handicapped housing is needed, Caltrans would address various needs of this population, such as ensuring that displacees are provided replacement housing options close to public transportation, medical and shopping facilities.

9. Other Relocation Factors:

Certain population groups such as senior citizens, low-income residents and non-English-speaking residents often have strong community ties and depend on primary social relationships and important support networks that can be severed upon relocation.

B. Housing Impact:

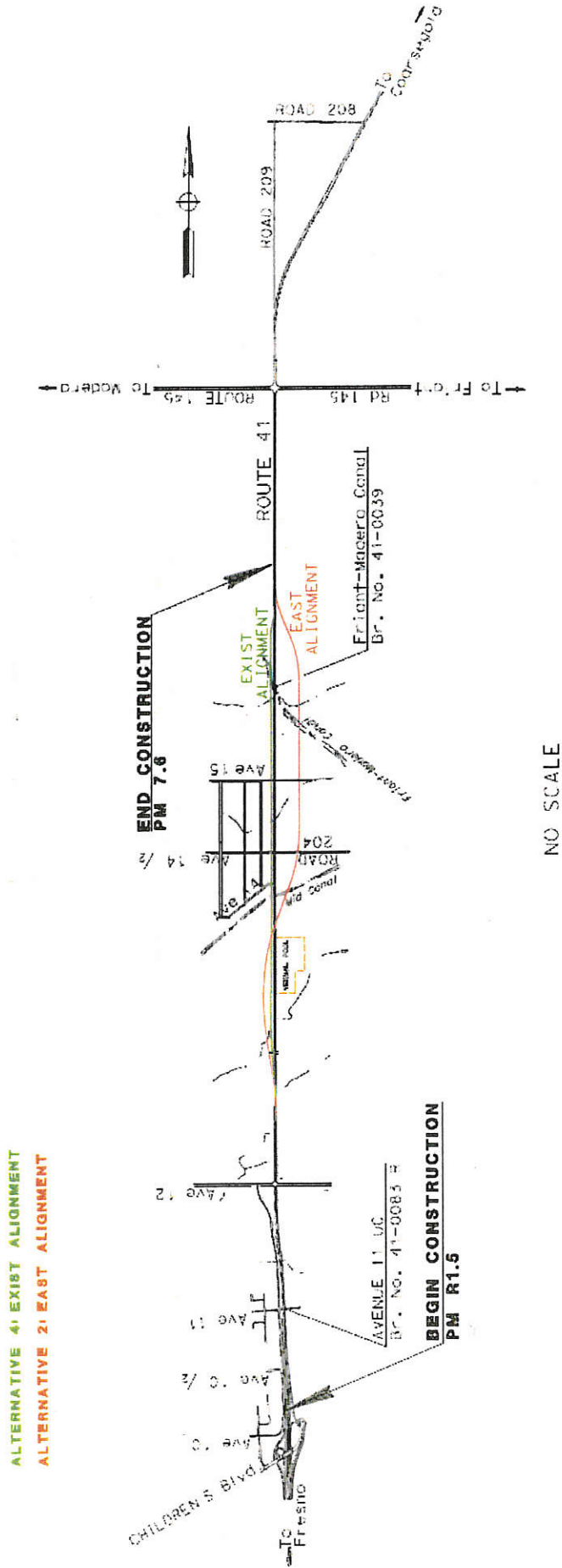
This project will not significantly impact the local housing stock for the community. The total housing stock in Madera County would not be adversely affected as a result of the project, as detailed in this section. Alternative 2 affects the fewest residential properties: 2 single-family residential units and a mobile home. Alternative 4 affects the most residential properties: 3 single-family residential units and a mobile home.

C. Conclusion:

Alternative 4 will have the greatest impact on the residential sector at 4 residential displacements and has the greatest impact in the non-residential sector at 26 displacements. Alternative 2 would impact 3 residential properties due to the project-restricted access on SR 41. If the access to these properties is restored, then Alternative 2 would not have any residential impacts.

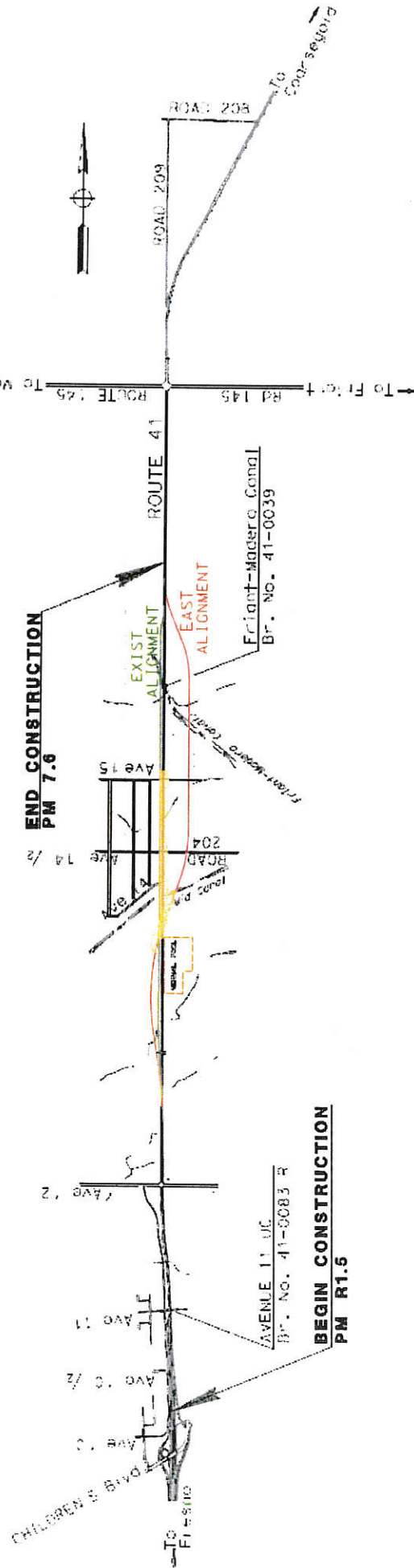
Project-specific factors are expected to present challenges to the project team and those being displaced. Some characteristics of the project—such as the elderly and disabled displacements needs, and financial constraints in the residential and commercial sectors—will require careful planning. The many approaches outlined in this report, mostly notably providing relocation planning services for some complex businesses, the elderly and the disabled, will ensure relocation impacts are minimized where possible.

Project Location Map



APPENDIX A – Displacement Area Map

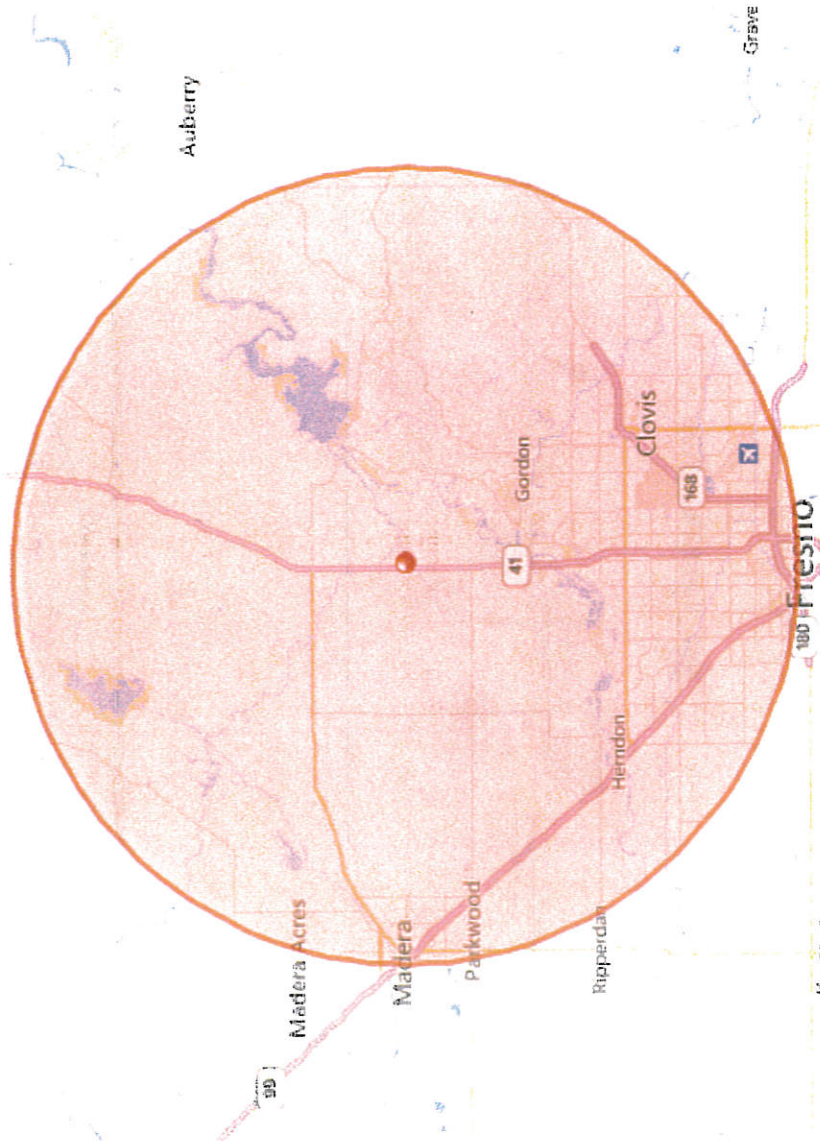
ALTERNATIVE 4: EXIST ALIGNMENT
ALTERNATIVE 2: EAST ALIGNMENT



NO SCALE



APPENDIX B – Replacement Area Map



Source: Fresno MLS, August 2015

*Alignment depictions are estimates and are not to be relied upon. This exhibit is for project reference purposes only.

*Not to scale.